



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**
KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
LOS ANGELES, CA 90012



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

March 29, 2011

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

14 March 29, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY
SUPERVISORIAL DISTRICT 4 - AGREEMENT 2684
(3 VOTES)**

SUBJECT

The Bellflower Redevelopment Agency is seeking to buy one (1) tax defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted properties for a qualifying public purpose or benefit. The Bellflower Redevelopment Agency intends to utilize the property for City park purposes.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Mayor to sign the Purchase Agreement Number 2684 of "Tax Defaulted Subject to Power to Sell" property being acquired by the Bellflower Redevelopment Agency (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Mayor and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the Bellflower Redevelopment Agency, which intends to utilize the property for City park purposes.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcel is identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and

Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

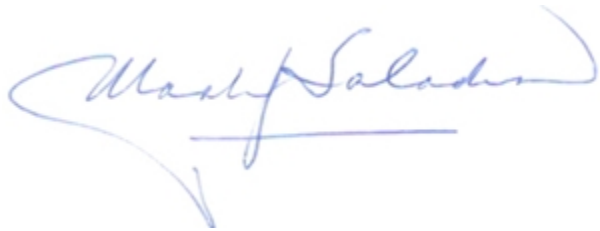
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, reading "Mark J. Saladino", with a horizontal line underneath the name.

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE
FOURTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2684

AGENCY

Bellflower Redevelopment Agency
Public Agency

Selling price of this parcel
shall be \$8,178.28*

Public Agency intends to utilize
the property for City park purposes.

<u>SUPERVISORIAL</u> <u>DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL</u> <u>NUMBER</u>	<u>MINIMUM</u> <u>BID</u>
4 th	BELLFLOWER REDEVELOPMENT AGENCY	7017-014-004	\$ 8,178.28

AGREEMENT NUMBER 2684

BELLFLOWER REDEVELOPMENT AGENCY

FOURTH SUPERVISORIAL DISTRICT



June 22, 2009

CERTIFIED 7007 1490 0001 8525 0342

Attn: Chapter 8 Unit
LA Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
PO BOX 512102,
Los Angeles, CA 90051-0102

DISTRICT	LOCATION	AGREEMENT
4	City of Bellflower	2661

RE: ACQUISITION OF TAX DEFAULT PROPERTY (7017-014-004)

To Tax Collector:

We have identified a tax default parcel in the City of Bellflower that we would like to purchase. We are interested in purchasing Assessor Parcel Number 7017-014-004. The parcel is within the City of Bellflower Redevelopment District (see attached). The parcel is also within the Ruth R. Caruthers Park boundary. The parcel will continue to be used as a City Park.

As requested, a check for \$100 (for preliminary research) is enclosed, along with a copy of the City's Mission Statement. If you have any other questions or need additional information, please contact me at (562) 804-1424. (2224)

Sincerely,


Brian K. Lee,
Director of Community Development

cc: Michael Egan, City Manager
Leo Mingle, Assistant City Manager
Rafael Guzman, City Planner

enc: Check - \$100
Mission Statement
CRA Redevelopment District Map
Parcel Map (7017-014-004)

Page 1 of 1

> Ray T. Smith
Mayor

Raymond Dunton
Mayor Pro Tem

Randy Bomgaars
Council Member

Dan Koops
Council Member

Scott A. Larsen
Council Member

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: Redevelopment Agency of the City of Bellflower
2. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles County
2. List each parcel by Assessor's Parcel Number: 7017-014-004
3. State the purpose and intended use for *each* parcel: The parcel is within Ruth R. Caruthers Park boundary and will continue to be used as a City Park.

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

City Manager
Title

January 24, 2010
Date

AGREEMENT # 2684

The City of Bellflower

Families. Businesses. Futures.

16600 Civic Center Drive, Bellflower, CA 90706

Tel 562.804.1424 Fax 562.925.8660 www.bellflower.org



January 27, 2011

Attn: Alan Marinas, Chapter 8 Unit
County of Los Angeles – Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

**RE: Chapter 8 Agreement No. 2684 – Letter of Clarification
(APN 7017-014-004)**

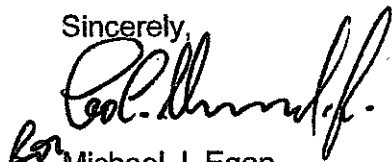
Dear Mr. Marinas:

The purpose of this letter is to clarify that the purchase of Assessor Parcel Number (APN) 7017-014-004, located within a City of Bellflower Park – "Caruther's Park North", is approved per Council Resolution 09-68. All references to Agreement No. 2661 are hereby replaced with Agreement No. 2684.

Thank you again for your phone call on January 26, 2011, confirming receipt of the signed Purchase Agreements and Applications relating to the Bellflower Redevelopment Agency's purchase of tax defaulted property located at APN 7017-014-004.

If we can be of any further assistance, please contact City Planner Rafael Guzman at (562) 804-1424.

Sincerely,


for Michael J. Egan,
City Manager

cc: Joseph Pannone, City Attorney
Leo L. Mingle, Assistant City Manager
Brian K. Lee, Director of Community Development
Rafael Guzman, Assistant Director of Community Development/City Planner

CITY OF BELLFLOWER

RESOLUTION NO. 09-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELLFLOWER APPROVING AGREEMENT FILE NO. 51.69 (COUNTY AGREEMENT FILE NO. 2661) WITH THE LOS ANGELES COUNTY BOARD OF SUPERVISORS FOR THE PURCHASE OF TAX DEFAULTED PROPERTY SUBJECT TO POWER TO SELL AT APN 7017-014-004

WHEREAS, the City of Bellflower (City) is seeking ways to expand an existing park developed along the San Gabriel River bed known as Ruth Caruthers Park (the Park); and

WHEREAS, private property identified as APN 7017-014-004 is in tax default status (the Property); and

WHEREAS, pursuant to the provisions of Chapter 8, Part 6, Division 1 of the Revenue and Taxation Code of the State of California, public agencies may acquire title to Tax Defaulted Properties Subject to Power to Sell for public purposes; and

WHEREAS, City submitted a Letter of Request for Property Acquisition to the County of Los Angeles Treasurer and Tax Collector (TTC); and

WHEREAS, TTC has provided the City an Agreement and Application to Purchase Tax Defaulted Property Subject to Power to Sell; and

WHEREAS, the City Council of the City of Bellflower hereby determines the public interest, convenience and necessity require the City to acquire title to the Property for continued use as part of the Park.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLFLOWER AS FOLLOWS:

SECTION 1. Agreement File No. 51.69 is hereby approved by the City Council of the City of Bellflower and the City Manager, or his duly appointed representative, as agent of the City, is hereby authorized to execute the Agreement and Application to Purchase Tax Defaulted Property Subject to Power to Sell, and any other documents that may be necessary to complete the acquisition of the Property, on behalf of the City.

SECTION 2. The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

City of Bellflower
Resolution No. 09-68
Page 2 of 2

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY
OF BELLFLOWER ON THIS 26th DAY OF OCTOBER 2009.


Ray V. Smith, Mayor

Attest:



Debra D. Bauchop, City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS
CITY OF BELLFLOWER)

I, Debra D. Bauchop, City Clerk of the City of Bellflower, California, do hereby certify under penalty of perjury that the foregoing Resolution No. 09-68 was duly passed, approved, and adopted by the City Council of the City of Bellflower at its Regular Meeting of October 26, 2009, by the following vote to wit:

AYES: Council Members – Dunton, Bomgaars, Koops, Larsen, and Mayor Smith

Dated: October 27, 2009


Debra D. Bauchop, City Clerk
City of Bellflower, California

(SEAL)

**BELLFLOWER REDEVELOPMENT AGENCY
OPERATING BUDGET
2009-2011**

REDEVELOPMENT AGENCY

Mission Statement

The Mission of the Redevelopment Agency of the City of Bellflower is to eliminate blight through funding of capital improvements and cooperation with the private development community in realizing the economic development goals of the City. Additionally, the Agency is required to increase and improve the community's supply of affordable housing for persons of low and moderate income.

Agency Description

The Bellflower Redevelopment Agency was created on April 9, 1990 through the adoption of Resolution No. RA-90-4. Ordinance No. 768 was later adopted on July 8, 1991 to approve the Redevelopment Plan for Bellflower Redevelopment Project Area No. 1.

The Agency's policy in the formation of the Project Area has been focused on areas that have obvious blighting characteristics and conditions. The Project Area is described below:

The area included in the Project Area contains a total of 25,999,286 square feet (596.9 or .93 square miles) of land area distributed over 857 individual parcels, including the various streets within the Redevelopment Area. The General Plan of the City of Bellflower designates the property within the Project Area as commercial, residential, and industrial. The Project Area is configured in roughly a "U-shape" running primarily along three of the major commercial arterial highways of the City - south along Lakewood Boulevard, east along Artesia Boulevard, and north along Bellflower Boulevard. The Project Area also includes the Santa Fe Railroad right-of-way running northwest to southeast, the Artesia Freeway right-of-way running east to west, and Caruthers Park in the central Flood Control Channel in the central eastern portion of the City.

The Redevelopment Plan was legally challenged and was inactive for four years. The 1995-96 fiscal year was the first year that the Agency was able to implement redevelopment and economic development activities with the Project Area.

Assembly Bill 1290, also known as the Community Redevelopment Law Reform Act of 1993, became effective on January 1, 1994, as Section 33490 of the California Health and Safety Code ("the Code"). AB 1290 requires that each redevelopment agency prepare and adopt a five year implementation plan ("Plan") and updates.

The Implementation Plan and its updates are required to describe the specific goals, objectives, programs and expenditures of the Agency, and an explanation of how these goals, objectives, programs and expenditures will eliminate the blight within the Project Area. The Plan is also required to contain an annual housing program, a discussion of the number of housing units expected to be developed, rehabilitated, price-restricted, otherwise restricted, or destroyed, and the details of how the Agency plans to use its Low and Moderate Income Housing Fund. Additionally, if any project is expected to result in the destruction or removal of low and moderate income dwelling units, the Plan must identify proposed locations suitable for replacement of those units.

Implementation plans throughout the state were required to be adopted, after a public hearing, before December 31, 1994, and each five years thereafter. However, because legal action was taken to challenge the validity of Bellflower's Redevelopment Plan, the first Implementation Plan was required to be adopted within six (6) months after the judgment upholding the validity of the Redevelopment Plan, or by September 30, 1995, and each five years thereafter. On August 28, 1995, the Agency adopted their first Implementation Plan.

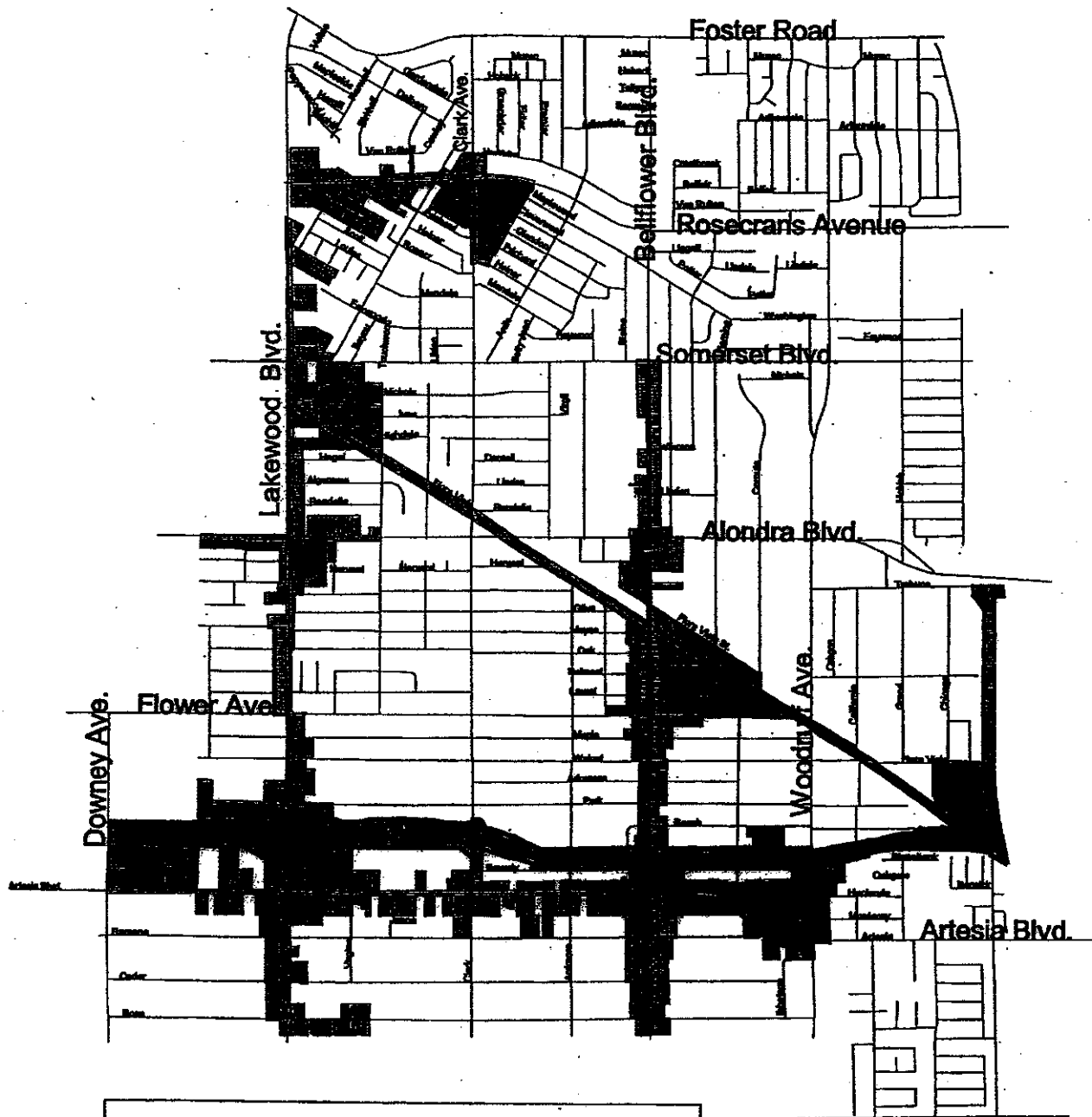
At least once within the five-year term of this Plan, the Agency must conduct a public hearing for the purpose of reviewing the Plan and evaluating the progress of each project identified in the Plan.

On December 8, 1997, the Agency Board approved the update to the Agency's State-mandated implementation plan. On January 12, March 9, and April 13, 1998, staff returned to the Board to request guidance as to which projects and programs held the greatest import for Board members.

The five City Councilmembers are the governing board for the Redevelopment Agency; however, the City and the Agency are two separate, distinct legal entities. The Agency shares City staff to carry out the day-to-day operations and its redevelopment plans. The Agency staff is responsible for implementing the goals of the Agency through its adopted programs.

City of Bellflower Redevelopment Project Area 1 Map

September 22, 2003



Legend



Redevelopment Project Area 1



City Streets



Corporate Boundary



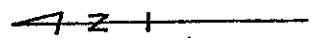
7017 14

SCALE 1" = 80'

2001

MIDWAY ST.

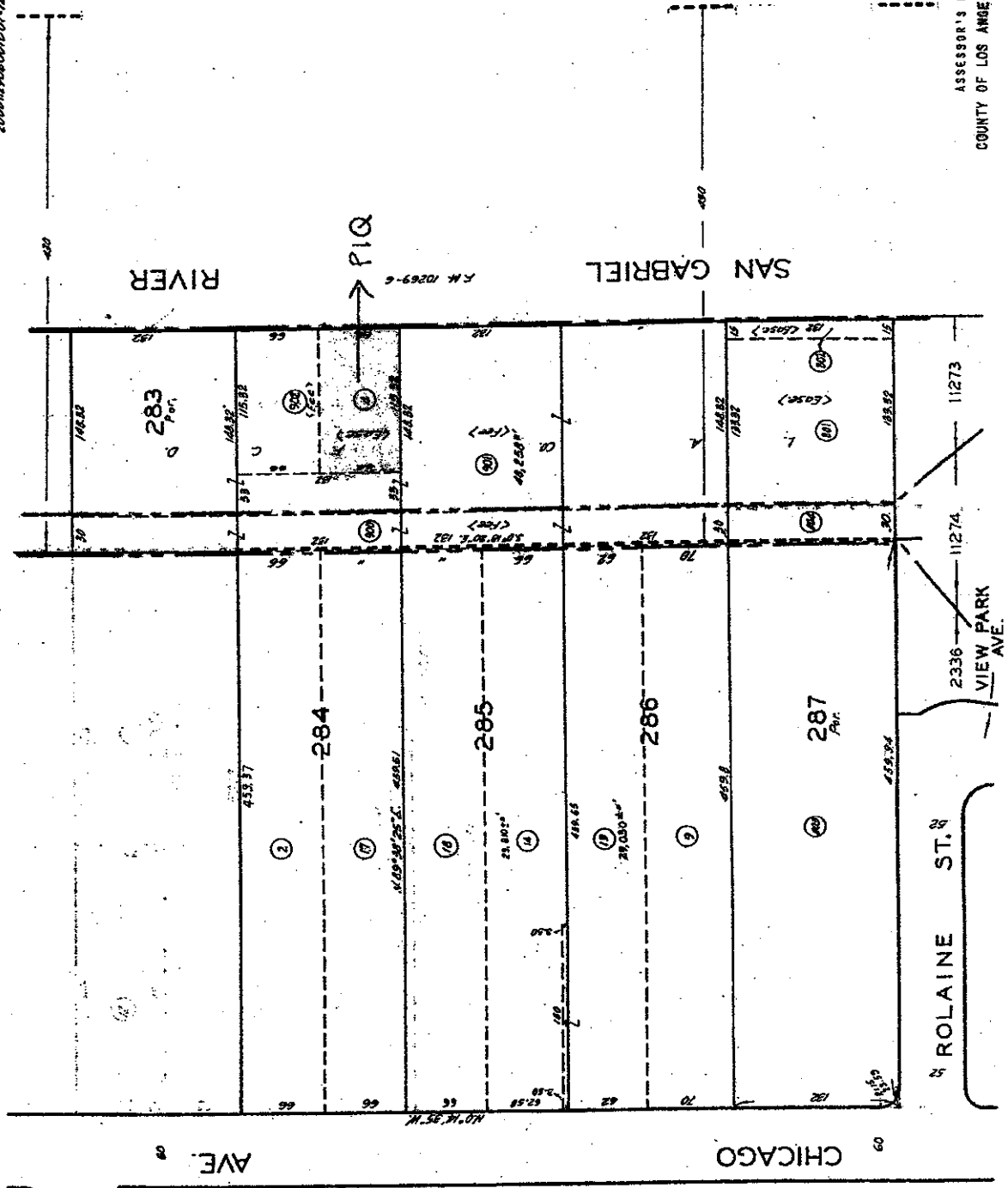
SOMERSET ACRES
M. B. 14 - 78



CODE
11273
2336
11274

FOR PREV. ASSMT. SEE: 483 - 413

REVISED
4-2-64 11-21-62
5-27-64
18991990400001-12 5-27-64
18991990400001-12 5-27-64
20001990400001-12 6-28-64
20001990400001-12 7-20-64
20001990400001-12 7-20-64
20001990400001-12 7-20-64
20001990400001-12 7-20-64
20001990400001-12 7-20-64
20001990400001-12 7-20-64



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



June 22, 2009

CERTIFIED 7007 1490 0001 8525 0342

Attn: Chapter 8 Unit
LA Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
PO BOX 512102,
Los Angeles, CA 90051-0102

DISTRICT	LOCATION	AGREEMENT
4	City of Bellflower	2661

RE: ACQUISITION OF TAX DEFAULT PROPERTY (7017-014-004)

To Tax Collector:

We have identified a tax default parcel in the City of Bellflower that we would like to purchase. We are interested in purchasing Assessor Parcel Number 7017-014-004. The parcel is within the City of Bellflower Redevelopment District (see attached). The parcel is also within the Ruth R. Caruthers Park boundary. The parcel will continue to be used as a City Park.

As requested, a check for \$100 (for preliminary research) is enclosed, along with a copy of the City's Mission Statement. If you have any other questions or need additional information, please contact me at (562) 804-1424. (2224)

Sincerely,


Brian K. Lee,
Director of Community Development

cc: Michael Egan, City Manager
Leo Mingle, Assistant City Manager
Rafael Guzman, City Planner

enc: Check - \$100
Mission Statement
CRA Redevelopment District Map
Parcel Map (7017-014-004)

Page 1 of 1

> Ray T. Smith
Mayor

Raymond Dunton
Mayor Pro Tem

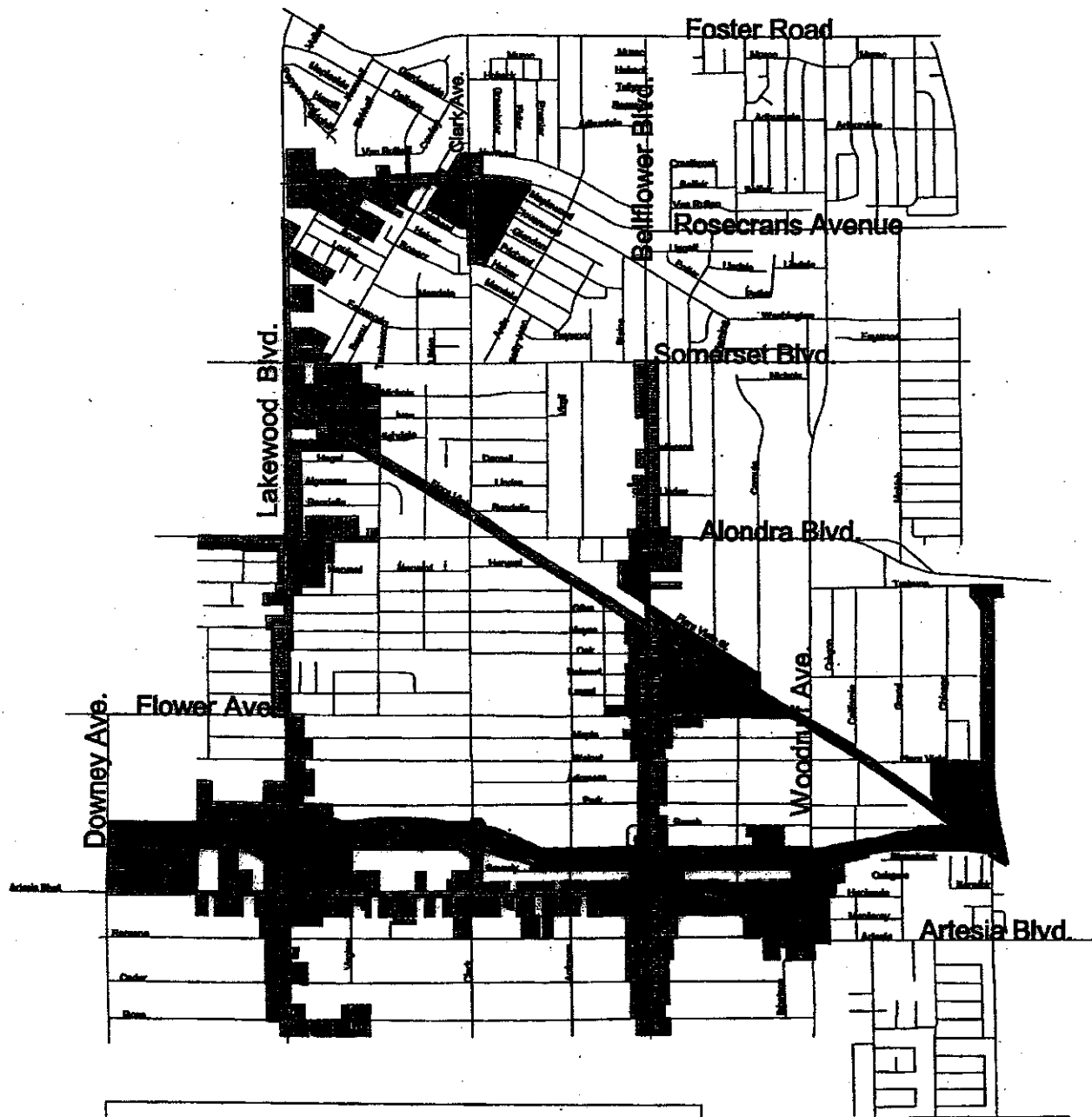
Randy Bomgaars
Council Member

Dan Koops
Council Member

Scott A. Larsen
Council Member

City of Bellflower Redevelopment Project Area 1 Map

September 22, 2003



Legend



Redevelopment Project Area 1



City Streets



Corporate Boundary



2017 | 14

CALE 1st = 80'

2001

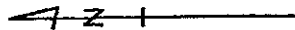
[illegible]

MIDWAY
ST.

AVE.

SOMERSET ACRES

M. B. 14-78



CODE	DESCRIPTION	QTY	UNIT PRICE	TOTAL
11273
2336
11274

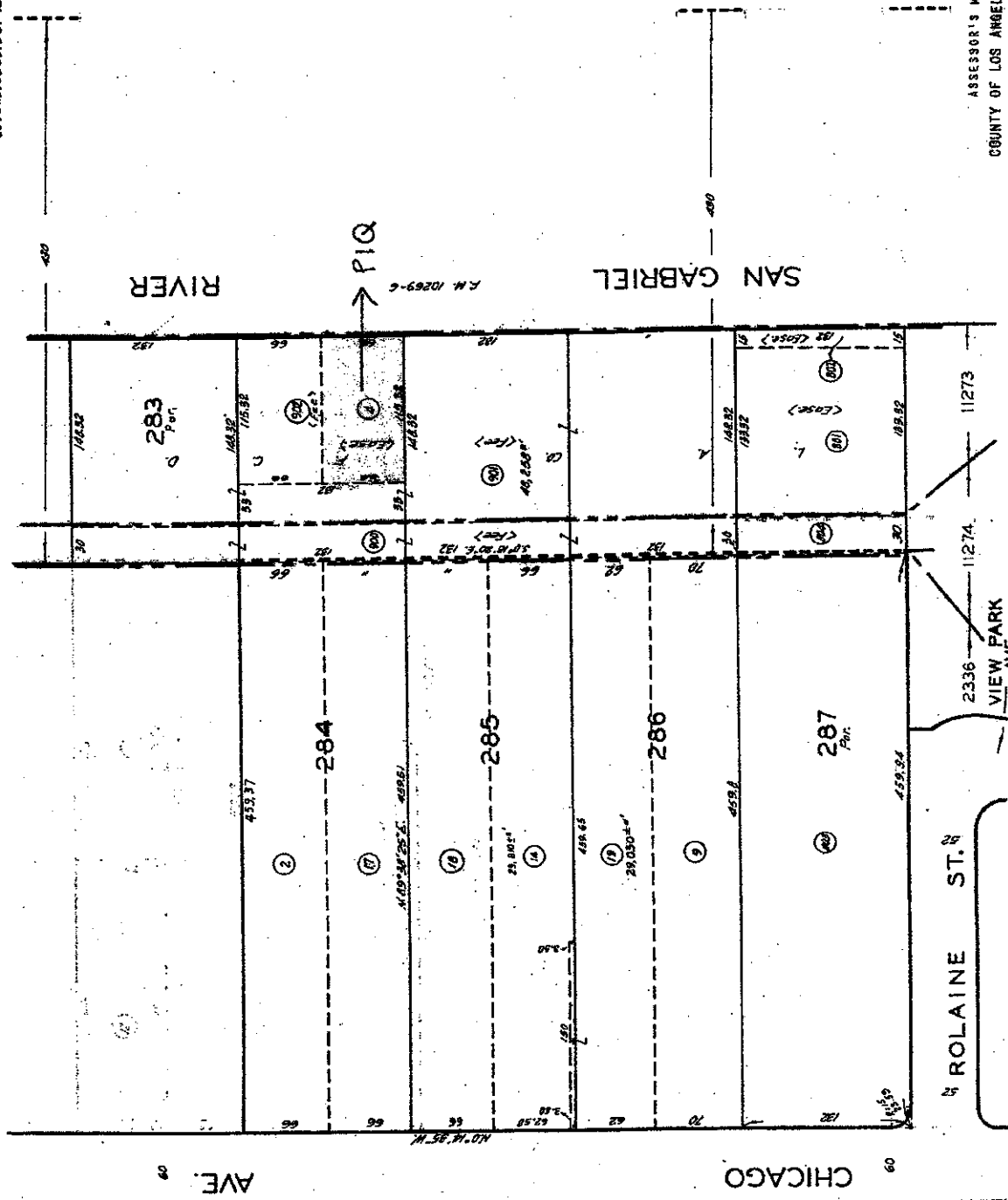
FOR PREV. ASSM'T. SEE: 483-413

ROLAINE ST.

~~2336~~
~~VIEW PARK~~
~~AVE~~

~~274. 11273~~

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY (Public/Taxing Agency)

This Agreement is made this March day of 29th, 2011, by and between the Board of Supervisors of Los Angeles County, State of California, and the **BELLFLOWER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN

County Counsel

By *Soyuz Panicker*
Associate County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form
Revised 6/24/03

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

14 March 29, 2011

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

AGREEMENT NUMBER 2684

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
**BELLFLOWER
REDEVELOPMENT AGENCY**

(Seal)

ATTEST:

By [Signature]
CITY MANAGER / EXECUTIVE DIRECTOR RDA

Board of Supervisors
Los Angeles County

By Sachi A. Hamai
Clerk of the Board of Supervisors

By Mike Antonovich
Mayor of the Board of Supervisors

By Lachelle Smitherman
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of N/A hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

ATTEST:

SACHIA. HAMAI
Executive Officer
Clerk of the Board of Supervisors

City of N/A

By _____
Mayor

By Lachelle Smitherman
(seal) Deputy



77495

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

[Signature]
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

SUPERVISORIAL DISTRICT 4
AGREEMENT NUMBER 2684

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF BELLFLOWER	2001	7017-014-004	\$8,178.28*	CITY PARK

**LEGAL
DESCRIPTION**

SOMERSET ACRES S 66 FT OF E 115.32 FT. EX OF FLOOD CONTROL EASEMENT OF LOT 284

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the eight (8) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the eight (8) month projection time, the price will increase accordingly.